

December 6, 2012

Re: Renovate Education Space – Phase 3, Building #4  
VA Project Number: 636a6-10-209  
BBSAE Project №: 07063.04

RESPONSE TO BIDDER'S QUESTIONS:

1. 01 00 00 1.4D and 01 00 11 1.2R&T references a staging area and parking. Where is this area and what is its size? Can it accommodate an office trailer and parking?  
**Staging area and parking will be addressed in the pre-construction meeting.**
2. 01 00 00 1.5H references Egress routes for construction workers. Where is this route and what is the smallest doorway opening size?  
**Egress routes will be established in pre-con meeting.**
3. 01 00 00 1.5Q references waste and debris to be removed from the building daily. Where can a dumpster be located or must it be hauled away daily via trucks?  
**Staging area/debris box location will be established in pre-con meeting.**
4. 01 00 00 1.6D references work space and storage space. Where is this area and what is its size?  
**Staging area/debris box location will be established in pre-con meeting.**
5. 01 00 00 1.14A references use of new mechanical equipment for heating/cooling/ventilation must have prior consent by Contracting Officer. In this contract, existing equipment remains. Can this equipment be used for temporary heating/cooling/ventilation?  
**Yes**
6. 01 00 00 1.16 references temporary toilets. May the existing toilet rooms in the space to be renovated be used temporarily until demolished? At that time portable/dry toilets will need to be provided by contractor. Where can these be placed?  
**This will be addressed in pre-con meeting.**
7. 01 00 00 1.17 references temporary electric. It states the rates to charge the contractor shall be the prevailing rates charged to the Government. Will the contractor be required to install a meter to accumulate usage? If so, what is the rate per kwh that the government will charge?  
**We do not charge for reasonable usage of power**
8. 01 00 00 1.21 references Government purchased/contractor installed equipment. It states the contractor will receive and offload to a storage area provided by the Government. Where is this area in reference to the work area?  
**This will be addressed in pre-con meeting.**

9. 01 00 00 1.22E references removal and relocation of existing portable linen storage equipment. Where is this located?  
**There is no linen equipment to be removed or relocated**
10. 01 00 11 1.2L references confined space areas. It states that these areas have been identified or can be seen on a list provided in the Safety Office. One such area will be the crawl space beneath the work area. The mechanical and plumbing trades will need to access this space. Osha rules shall be followed, but what is the VA's permit process and time frame for approvals?  
Confined space permits are issued in  
**Contractor shall provide their own confined space program.**
11. Drawing AD101-3 – Demolition General Note #G11 states to coordinate with Asbestos removal contractor regarding demolition of asbestos containing materials including flooring. Please clarify their scope of work and if asbestos is encountered in this contract (i.e. mechanical and plumbing piping in crawl space) will the Asbestos removal contractor/contract be responsible for this work and cost?  
**The Owner's asbestos abatement contractor is to remove all asbestos**
12. Drawing A101-3 Keynote #7 describes infilling an existing elevator pit. On drawing AD101-3 that area appears to show existing walls around this pit to be demolished. There is not a note nor description of the extent of this work. Please clarify as this area could not be accessed during the site visit. I.e. what are the wall materials, does it go to the deck above, what happens to the opening at the deck above, etc.?  
**The CMU shaft walls are to be demolished. The pit is to be filled per Keynote #7**
13. Drawing A101-3 Keynote #7 describes infilling an existing elevator pit with sand and pour a 5" concrete slab. What is the PSI strength requirement?  
**Concrete strength to be 4,000 psi**
14. Can the VA verify what items will be OFCI (Owner Furnished Contractor Installed) for this project? On Drawing A600-3 the list of "Items to be Furnished by VA and Installed by Contractor" conflicts with specification page 10 28 00-1. For example, coat hooks, they are to be provided according to the drawings and not provided according to the specifications.  
**Coat hooks are to be provided by the VA and installed by the contractor**
15. Toilet, Bath, and Related Accessories on specification page 10 28 00-1 calls for shower curtain rods to be furnished and installed by the contractor. Please verify where on the drawings that shower curtain rods are utilized.  
**There are no shower rods in the Project**
16. Ductwork Insulation:  
**See specification Section 23 07 11, paragraphs 3.2A and 3.2B for insulation requirements including types and locations.**
17. Existing Ansul system:  
**The contractor is to salvage the tank and panel and return to the VA**
18. Sheet T101-3 Conduit sizing:  
**Revise conduit to main AV J-box from (2) 2" to (3) 1-1/4". Revise conduit to Briefing Room TV back-box from 2" to 1-1/4"**
19. What equipment does VA supply:

See the AV Schedule on sheet T101-3.

20. Clarify timer relay: See sheet G00-3. Contacts:

Timer control relay contact, normally open, timed closed. Set to 10 second delay. 120V as shown by wiring diagram.. Relay coil: 120VAC, 60Hz relay coil. R# identifies the relay type. (Note: Detail 3 on sheet EP101-3 is for schematic purposes. Relay contact are permitted to be controlled by the same relay coil as shown, but we understand that this specific product may not exist. In this case, supply and install individual relays and wire the input coils together to achieve the design intent.)

21. Asbestos abatement:

Asbestos abatement is not part of the contract.

22. Equipment removal:

Per the keyed notes on sht. AD101-3, all the equipment is to be removed by the contractor.

23. Phase 1 and Phase 2 construction:

Phase 1 construction does not affect Phase 3. The wall on column line 15 is part of Phase 2 and affects Phase 3. The FACP in Phase 2 is to be relocated and this will need to be completed for Phase 3 connections.

24. Window types A and B:

A double hung window may not be substituted for these types. See manufacturer Traco.

25. Egress routes:

The contractor is to submit a fire safety plan with egress routes.

26. Existing HVAC equipment:

The existing equipment may be used for heating and cooling.

27. Toilet use:

The existing toilet can be used prior to demolition. Portable toilet location(s) to be determined by the VA.

28. Equipment storage area:

This area will be part of the work area.

29. Are the toilet partitions to be phenolic or HDPE?

Toilet partitions are to be solid phenolic. Delete Paragraph A under Article 2.1 and change color to be selected by the Owner from the manufacturer's full range of colors.

Wayne Smith, AIA, CSI, CCS  
Architect Specifier

Cc: File